



62 Kellie Place

DUNBAR, EH42 1GF

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Spanning over 1,900 sq ft, this four-bedroom Straight ahead, the south-east-facing dining detached home in Dunbar offers a versatile layout kitchen forms the heart of the home, a bright, with stylish, high-quality finishes and a south-east- inviting space ideal for family gatherings and facing garden, creating the perfect setting for entertaining. modern family life.

A double driveway, front lawn and path lead you to the welcoming front door. To the right of the entrance vestibule and hallway, an elegantly decorated bay-windowed sitting room welcomes you with a warm colour palette, plush carpeting, and a cosy log-burning stove.

Extending nearly the full width of the property and opening directly onto the garden, it features oak-effect wall and floor units, illuminated smooth grey worktops, a tiled splashback, and integrated gas hob, oven, and extractor hood, with an adjacent utility room offering garage access, adding practical convenience. A guest WC completes the ground floor.



Upstairs, four generously proportioned double bedrooms await, two of which benefit from en-suite shower rooms, while the remaining bedrooms share an appealing family bathroom with WC, bath, and washbasin. The principal bedroom leads to a fifth versatile room, currently utilised as a Study.

Outside, the enclosed south-east-facing rear garden offers a decked seating area overlooking a lush lawn, complemented by a handy shed for storage. The front of the property features a neat lawn and driveway leading to an integral double garage.

The Kellie Place Residents' association covers communal grounds upkeep. The fee is around £30 per quarter.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, gas hob, extractor fan, dishwasher, and free-standing fridge-freezer and washing machine will be included in the sale. The Vaillant Bolier is brand new, fitted in February 2026.





PROPERTY FEATURES

- Four-bedroom detached villa
- Bright sitting room with bay windows
- South-east-facing dining kitchen with garden access
- Utility
- Four double bedrooms, two with en-suites
- Fifth room, currently used as a study
- Family bathroom and guest WC
- Double glazing / Gas central heating
- Double garage and driveway
- Enclosed south-east-facing rear garden
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Factor Fee - Approx. £30 per quarter

DUNBAR

Thirty miles east of Edinburgh, Dunbar is a picturesque, friendly, and historic East Lothian coastal town.

The award-winning high street is perfect for daily shopping needs and boasts an array of independent retailers, galleries, cafès, restaurants, bars, and convenience stores along with a post office, chemists, and opticians. On the outskirts of town is a large ASDA supermarket and garden centre.

For recreational pursuits, the town has a popular leisure centre complete with a swimming pool, flumes, and fitness classes. There are of course wonderful coastline and countryside walks to enjoy as well as access to the John Muir Country Park and two acclaimed golf courses. East Links Family Park and Foxlake Adventures are fantastic destinations for all ages.

There is well-regarded local schooling including Dunbar Grammar. Additionally, private schooling is available at nearby Bellhaven Hill, Compass in Haddington, and Loretto in Musselburgh and there are further choices available in Edinburgh.

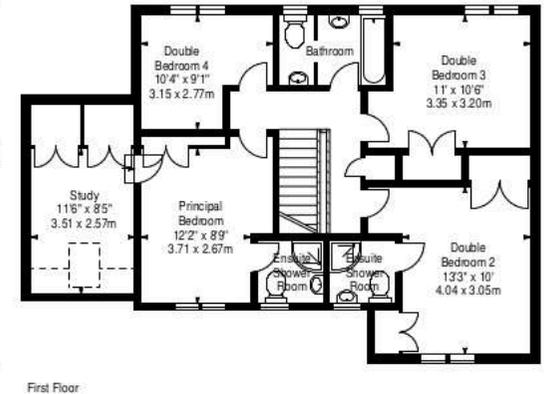
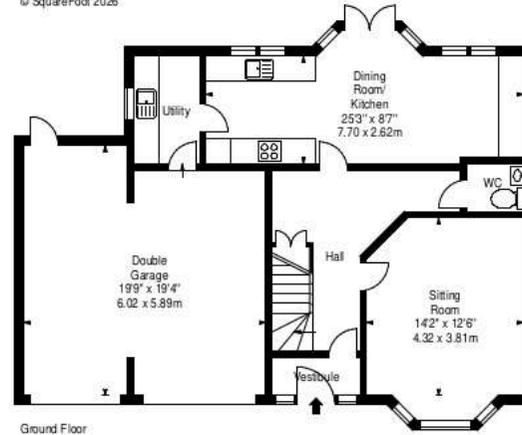




**Kellie Place,
Dunbar,
East Lothian, EH42 1GF**



Approx. Gross Internal Area
1915 Sq Ft - 177.90 Sq M
(Including Double Garage)
For identification only. Not to scale.
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Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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